

PROJECT INFORMATION		2024.03.07
<b>181 TORONTO STREET SOUTH, UXBRIDGE ONTARIO</b> Client: 2773791 Ontario Inc.	<b>MUNICIPALITY:</b>	Township of Uxbridge, Regional Municipality of Durham
	<b>PROJECT TYPE:</b>	ZBA (Uxbridge) + DPS (Durham)
	<b>LOCATION:</b>	181 Toronto St. South, Uxbridge ON
	<b>APPLICATIONS:</b>	ZBA 2022-05 (ZBA- Township); S-U-2022-02 (DPS- Durham Region)
	<b>SUBMISSION:</b>	2

PROJECT TEAM				
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### CIRCULATION COMMENTS | RESPONSE MATRIX

The following is a comprehensive summary and explanation of how comments received from the Township of Uxbridge, the Region of Durham, Lake Simcoe Regional Conservation Authority, and related agencies as well as other relevant commenting parties have been addressed, supporting the ZBA 2<sup>nd</sup> Submission, with regards to the application to the Township of Uxbridge and the Region of Durham for an Amendment to the **Zoning By-law** 81-19 [ZBA 2022-05] and for the **Draft Plan of Subdivision Application** [S-U-2022-02] for 181 Toronto Street South, Uxbridge Ontario.

The original applications were made on behalf of the owner: 2773791 Ontario Inc. Comments were received on the material submitted to the Township and reviewed by the project Consulting Team (Identified by discipline above). This ZBA 2<sup>nd</sup> Submission is intended to address the comments received from the first submission, incorporating minor modifications to the original plans and documents to address the previous circulation comments. To assist with the further review of the applications this **COMMENT | RESPONSE MATRIX (CRM)** has been coordinated wherein the comments provided by the Township, Region and Agencies are comprehensively listed and a response provided indicating how they are addressed. To assist in this review the comments have been numbered where appropriate.

We are coordinating this re-submission in response to the circulation comments received. The intent is to provide clear and succinct responses to assist in efficient review process of this re-submission, so the project can move forward expeditiously.

PART	TOPIC SECTIONS Listed to the right of Topic ... →	MATRIX: PREVIOUS SECTIONS	REPLY SECTIONS: SUBMISSION 2	-	-
1	REGION OF DURHAM – PLANNING		1.01 – 1.50		
2	REGION OF DURHAM – HYDROGEO PEER REVIEW		2.01 – 2.08		
3	HYDRO ONE		3.01		
4	ENBRIDGE		4.01 – 4.05		
5	BELL CANADA		5.01 – 5.02		
6	UXBRIDGE TOWNSHIP – ENGINEERING (AECOM)	<b>N.A.</b>	6.01 – 6.15		
7	UXBRIDGE TOWNSHIP – HYDROGEO PEER REVIEW		7.01 – 7.13		
8	UXBRIDGE TOWNSHIP – FIRE SERVICES		8.01 – 8.03		
9	LAKE SIMCOE REGIONAL CONSERVATION AUTHORITY (LSRCA)		9.01 – 9.38		
10	REDLINE COMMENTS		10.01 – 10.35		

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AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Region of Durham and related Agencies in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission No. 2. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

CIRCULATION COMMENTS		RESPONSE(S)	
REGIONAL MUNICIPALITY OF DURHAM			
REGION OF DURHAM PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	COMMENTS BY / FROM:	David Perkins	2022.12.08
<p><b>1.01 General</b></p> <p><i>The Region has reviewed the above-noted rezoning application and the following comments are offered with respect to the Durham Regional Official Plan, Provincial policies, delegated Provincial Plan review responsibilities, the proposed method of servicing, transportation and transit.</i></p> <p><i>The purpose of this application is to amend the zoning by-law to facilitate a draft plan of subdivision by rezoning the subject site from “Residential ” (R1) Zone category to “Residential Multiple Density (RM) Zone to permit ten row house dwelling units, a road widening block and a common elements block.</i></p> <p><i>Concurrently, a draft plan of subdivision application (S-U-2022-02) to permit the proposed development on the subject site has also been filed with the Region. The details of the draft plan of subdivision are as follows:.</i></p> <ul style="list-style-type: none"> <li>• ten row house dwelling units;</li> <li>• common elements (Block B); and</li> <li>• a road widening adjacent to Toronto St. S. (Block A)</li> </ul>		<p>■ Acknowledged</p>	
<p><b>1.02 Provincial Policy Statement (PPS)</b></p> <p><i>The Provincial Policy Statement (PPS) provides provincial policy direction on matters of provincial intent related to land use and development. The PPS supports opportunities to provide a range of housing and encourages growth within settlement areas, intensification and redevelopment. The PPS also promotes appropriate densities for new housing which efficiently use land resources, infrastructure and public services. It also promotes new development which is transit-supportive, where transit is planned, exists or may be developed.</i></p> <p><i>The proposed development will support new medium density housing uses at an appropriate density on an arterial road, efficiently utilizing infrastructure and in proximity to transit service. As such, the proposed development is consistent with the policies of the PPS.</i></p>		<p>■ Acknowledged</p>	
<p><b>1.03 Growth Plan for the Greater Golden Horseshoe (Growth Plan)</b></p> <p><i>The Growth Plan supports building compact, vibrant and complete communities. It requires all intensification areas to support vibrant neighbourhoods by providing a diverse and compatible mix of land uses, including residential and employment uses and convenient access to local stores, services and public service facilities.</i></p> <p><i>The subject site is within the Built-Up Area of the Uxbridge Urban Area and will help contribute to the municipality’s annual intensification targets by providing compatible residential land uses adjacent to an arterial road and in proximity to commercial and retail uses. The proposal conforms to the Growth Plan.</i></p>		<p>■ Acknowledged</p>	

LEGEND: ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

**CIRCULATION COMMENTS CONTINUED ...**      **RESPONSE(S) CONTINUED ...**

<p><b>1.04 <u>Lake Simcoe Protection Plan (LSPP)</u></b></p> <p><i>The subject property is located within the Lake Simcoe Watershed and is in the jurisdiction of the Lake Simcoe Region Conservation Authority (LSRCA) and as such, is subject to the policies of the LSPP. Section 6.25 of the LSPP states that an application for development or site alteration within 120 metres of a Key Natural Heritage or Hydrologic Feature (KNHMF) shall be accompanied by a natural heritage evaluation meeting the requirements of policy 6.26 of the LSPP.</i></p> <p><i>The Lake Simcoe Region Conservation Authority (LSRCA) has indicated that the proposed development meets the LSPP definition of "Major Development" and is subject to the Phosphorous Offsetting Policy of the LSPP.</i></p> <p><i>Conformity with the policies of the LSPP cannot be determined until such a time as the above noted requirements have been addressed to the satisfaction of the LSRCA.</i></p>	<ul style="list-style-type: none"> <li><span style="color: blue;">■</span> Acknowledged.</li> <li>Also, please See ...</li> <li><span style="color: orange;">■</span> Natural Heritage Evaluation.</li> <li><span style="color: red;">■</span> SWM &amp; FSR Report</li> </ul>
<p><b>1.05 <u>Durham Regional Official Plan (ROP) Conformity</u></b></p> <p><i>The subject site is designated 'Living Areas' within the Urban System in the ROP. Living Areas shall be used predominantly for housing purposes and shall accommodate a full range of housing options at higher densities by intensifying and redeveloping existing areas, particularly along arterial roads.</i></p> <p><i>The draft plan of subdivision proposes a density of approximately 33 units per hectare which will help meet the Municipality's and Region's intensification targets as per Schedule E – Table 'E-9', Minimum Intensification Allocations, 2015-2031 in the ROP. A Planning Justification Report (PJR), prepared by Larkin + Land Use Planners Inc., dated June 1, 2022, was submitted in support of the applications. The PJR concluded that the proposed development is consistent with the PPS and conforms to the Growth Plan, LSPP, ROP and the Township of Uxbridge Official Plan.</i></p> <p><i>The ROP designates Toronto Street South as a Type "B" Arterial Road which is intended to carry higher volumes of traffic with some access restrictions. Schedule 'B' Map 'B1b' of the ROP illustrates KNHMF's within and adjacent to the subject site. According to Provincial and Regional policy, an Environmental Impact Study (EIS) may be required to be submitted, at the discretion of the LSRCA.</i></p> <p><i>A Scoped Natural Heritage Evaluation, prepared by Counterpoint Engineering Inc., dated May 16, 2021, was submitted in support of the applications. The LSRCA indicated that the proponent must demonstrate that there will be no negative impacts to the natural features and their ecological functions.</i></p> <p><i>A Preliminary Hydrogeological Investigation, prepared by Toronto Inspection Ltd., dated April 19, 2022, was submitted in support of the applications. The investigation concluded that there are no anticipated short-term or long-term impacts to the groundwater system, surface water system, or other groundwater users resulting from the development of the site.</i></p> <p><i>In accordance with the Region's Council adopted procedures, the above hydrogeological investigation has been peer reviewed. The peer review concluded that the above noted investigation was unclear regarding the consideration of long-term drainage requirements and other issues related to groundwater conditions at the site and recommended that the water balance assessment for the site be updated to clearly identify issues related to long-term dewatering.</i></p> <p><i>The LSRCA also reviewed the above noted Preliminary Hydrogeological Investigation and recommended that it be updated once the full monitoring program has been completed and to include confirmation of monitoring dates and to correct as appropriate.</i></p> <p><i>The proposed zoning by-law amendment will facilitate a medium density residential development on an arterial road, within proximity of a transit route, and is consistent with the policies of the ROP. However, consideration of the proposed development is</i></p>	<ul style="list-style-type: none"> <li><span style="color: blue;">■</span> Acknowledged. Please see updated Hydrogeological Assessment Report dated: February 6<sup>th</sup> 2024; provided in this submission.</li> <li><span style="color: green;">■</span> Acknowledged.</li> </ul>

**LEGEND:** ■ PLANNING   ■ ARCHITECTURE   ■ ENGINEERING   ■ HYDROGEO   ■ ENVIRONMENTAL   ■ TRAFFIC ENG   ■ NOISE

**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

<p><i>premature until such time as the hydrogeological investigation has been peer reviewed, to the Region's satisfaction. As such, the development proposals' conformity to the policies of the ROP is premature at this time.</i></p>	
<p><b>1.06 <u>Potential Noise Impacts</u></b>  <i>The subject site is adjacent to Toronto Street South, designated as a Type "B" Arterial Road in the ROP, which is a source of transportation noise. A Noise Impact Study, prepared by YCA Engineering Limited, dated December 1, 2021, was submitted in support of the applications.          The noise impact study has been reviewed and has been deemed acceptable. The proponent is required to implement the recommendations contained in Table 2 of the study in to a legal agreement to the satisfaction of the Township of Uxbridge and/or the Region of Durham.</i></p>	<p> See Revised Noise Report dated September 21, 2022.</p>
<p><b>1.07 <u>Potential Site Contamination</u></b>  <i>The Region's Site Screening Questionnaire (SSQ) was completed and signed by a Qualified Person but not by the property owner. In accordance with the Region's Soil and Groundwater Assessment Protocol, SSQ's in support of Plan of Subdivision applications must be completed and signed by both a Qualified Person and by the property owner(s) or an authorized agent.</i></p>	<p> Noted. SSQ signed by property owner.</p>
<p><b>1.08 <u>Servicing</u></b>  <i>The Regional Works Department has reviewed the application submission and offers the following comments.</i></p>	<p>-</p>
<p><b>1.09 <u>Municipal Services</u></b>  <i>The estimated static water pressure for this subject property is approximately 536 kPa (78 psi) and is acceptable within the allowable maximum static pressure</i></p>	<p> Noted.</p>
<p><b>1.10 <u>Municipal Services</u></b>  <i>Water supply is available from the existing 300mm PVC watermain and sanitary servicing is available from the existing 375mm VC sanitary sewer on Toronto Street South to service the proposed development</i></p>	<p> Noted.</p>
<p><b>1.11 <u>Municipal Services</u></b>  <i>A water meter room as per Region of Durham standards is required for a private block.</i></p>	<p> Noted.</p>
<p><b>1.12 <u>Municipal Services</u></b>  <i>No foundation drains (foundation weepers) or roof leaders are permitted to connect into the sanitary sewer system, as per the Regional Sewer By-Law.</i></p>	<p> Noted.</p>
<p><b>1.13 <u>Servicing and Density</u></b>  <i>The theoretical population for the proposed development is approximately 30 people on the 0.30 hectare site which equates to a peak flow of approximately 0.56 litres per second (l/s).</i></p>	<p> Noted.</p>
<p><b>1.14 <u>Functional Servicing Report (FSR)</u></b>  <i>The Regional Works Department has reviewed the above noted FSR, prepared by Counterpoint Engineering, dated May 16, 2021, and offers the following comments with respect to Regional water supply and sanitary sewer servicing.</i></p>	<p>-</p>
<p><b>1.15 <u>Functional Servicing Report (FSR)</u></b>  <i>With respect to Section 9.0 – Water Supply - of the FSR, please provide and indicate the proposed water service connection (and fire line connection if applicable), size and material type for the subject site.</i></p>	<p> FSR updated.</p>
<p><b>1.16 <u>Functional Servicing Report (FSR)</u></b>  <i>With respect to Section 10.0 – Sanitary Servicing – of the FSR, please provide and indicate the proposed sanitary servicing connection size and material type for the subject site. The projected sewage flow of 0.56 l/s and sanitary sewer design sheet are acceptable.</i></p>	<p> FSR updated.</p>

**LEGEND:**  PLANNING  ARCHITECTURE  ENGINEERING  HYDROGEO  ENVIRONMENTAL  TRAFFIC ENG  NOISE

**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

<p><b>1.17 <u>Site Servicing Plan (C-2)</u></b>  <i>The fire line must be a separate line from Toronto Street and a backflow prevention needs to be included in the Meter Room. Refer to standard S-240.041 and update note.</i></p>	<p>■ Existing hydrants located on the opposite side of Toronto Street South provide fire coverage for this site. No new fire hydrants are no longer proposed.</p>
<p><b>1.18 <u>Site Servicing Plan (C-2)</u></b>  <i>Please label and provide details (material type, length, and size) of the proposed domestic and fire line service connections separately, from the watermain to the property line (gate valve and plug at 0.15m inside the property line) and then from the gate valve and plug to the water meter room.</i></p>	<p>■ Additional information and labels provided.</p>
<p><b>1.19 <u>Site Servicing Plan (C-2)</u></b>  <i>Please modify the domestic water service connection labell and add a new label for the fire line service connection.</i></p>	<p>■ Domestic label modified. No new fire line provided.</p>
<p><b>1.20 <u>Site Servicing Plan (C-2)</u></b>  <i>Please connect the domestic and fire line service connections to the existing 300mm PVC watermain with an anchor tee and valve as per Standard S-230.011 and please show the symbol.</i></p>	<p>■ Standard and symbol noted on drawing.</p>
<p><b>1.21 <u>Site Servicing Plan (C-2)</u></b>  <i>Please show and quantify the limits for trench restoration as per standard S-200.020.</i></p>	<p>■ Added to drawing.</p>
<p><b>1.22 <u>Site Servicing Plan (C-2)</u></b>  <i>Please provide crossing data where the water service connections cross the storm sewer and the sanitary sewer.</i></p>	<p>■ Added to drawing.</p>
<p><b>1.23 <u>Site Servicing Plan (C-2)</u></b>  <i>Please provide a separate domestic water service line from the water meter room to provide services to individual townhomes with dead end as per standard S-200.060.</i></p>	<p>■ Added to drawing.</p>
<p><b>1.24 <u>Site Servicing Plan (C-2)</u></b>  <i>Please update the sanitary maintenance hole ID and verify invert elevations.</i></p>	<p>■ Added to drawing.</p>
<p><b>1.25 <u>Site Servicing Plan (C-2)</u></b>  <i>Please remove proposed private sanitary sewer network and connection from MH01A to EX. SAN MH and provide individual connection into existing sanitary sewer for each townhome.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.26 <u>Site Servicing Plan (C-2)</u></b>  <i>Please extend all sanitary services to connect to the existing sanitary sewer and label with material type, length, size and grade as per Region standards.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.27 <u>Site Servicing Plan (C-2)</u></b>  <i>Please show and verify material and size of the watermain and the length, size, material type and grade of the existing storm sewer, existing storm lead and existing sanitary sewers.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.28 <u>Site Servicing Plan (C-2)</u></b>  <i>Please show and verify the property line, curb and gutter of the west side of Toronto Street South.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.29 <u>Site Servicing Plan (C-2)</u></b>  <i>Please label the new property line of the site, and please label the road widening and replace with catchbasin maintenance hole.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.30 <u>Site Servicing Plan (C-2)</u></b>  <i>Please show, verify and label the exiting ditch inlets and indicate if the existing ditch inlet on site will be removed and replaced.</i></p>	<p>■ Drawing updated.</p>
<p><b>1.31 <u>Transportation Infrastructure</u></b>  <i>Toronto Street is a Type B Arterial Road and as per the Regional Official Plan and should have a right-of-way (ROW) width of 30m. The proposed road widening along the frontage of the site looks to be correct.</i></p>	<p>■ Acknowledged. 30m Road Widening provided.</p>

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**CIRCULATION COMMENTS CONTINUED ...**
**RESPONSE(S) CONTINUED ...**

<p><b>1.32</b> <u><b>Traffic Impact Study (TIS), CGE – May 2022</b></u>  <i>The TIS was submitted in support of a residential development comprising of two buildings of five townhouses each for a total of ten residential units.          The proposed site access is noted in the TIS to be an existing access; however it should be noted that the proposed access is not in the same location as the existing access.          The existing access is in the centre of the property, approx. 40m south of the proposed access.</i></p> <p><i>Notwithstanding the above, the Regional Works Department does not have concerns over the proposed site access location, given the available site distance demonstrated in the TIS and the existing two-way left-turn lane on Toronto Street.</i></p>	<p>Noted.</p>
<p><b>1.33</b> <u><b>Traffic Impact Study (TIS), CGE – May 2022</b></u>  <i>The Regional Works Department will require a cross-access easement to be provided to the properties north and south of the subject parcel (#171 and #191 Toronto Street).          This will enable shared access should either of these parcels develop in the future.</i></p>	<p>Acknowledged. To be addressed through the DPS application.</p>
<p><b>1.34</b> <u><b>Traffic Impact Study (TIS), CGE – May 2022</b></u>  <i>The Regional Works Department will require an engineering drawing showing the works within the Regional ROW, including the site access, walkways and the removal / reinstatement of barrier curb and reinstatement of the boulevard at the existing driveway.</i></p>	<p>Grading plan updated to show additional information.</p>
<p><b>1.35</b> <u><b>Traffic Impact Study (TIS), CGE – May 2022</b></u>  <i>Although it is noted that the Fire Truck and garbage will be serviced from Toronto Street, the lack of a suitable turning area within the site is concerning. If larger vehicles do access the site, they will be unable to turn and will be required to reverse into the Regional Road. We recommend a suitable turning area is provided within the site for delivery vehicles etc</i></p>	<p>A turn-around area has been provided</p>
<p><b>1.36</b> <u><b>Function Servicing and Stormwater Management Report (FSSMR)</b></u>  <i>The Regional Works Department has reviewed the above noted FSSMR, prepared by Counterpoint Engineering, dated May, 2021, and offers the following comments.          It has been proposed to develop the existing vacant property (0.27 ha) with semi-detached homes. A portion of the site (0.13 ha.) currently drains to the Regional storm sewer on Toronto Street and the remainder to a ditch inlet, located at the southwest corner of the property.</i></p>	<p>Acknowledged</p>
<p><b>1.37</b> <u><b>Function Servicing and Stormwater Management Report (FSSMR)</b></u>  <i>The proposed site has been divided into three drainage areas. Post development flows from area 201 (0.18 ha) will be controlled on site with underground storage system and released to the Toronto Street storm sewer at a rate of 7 l/s (5 year pre-development).          The proposed release rate seems acceptable to the Region. Please note that the post development runoff coefficient to be increased by 25% for the 100 year storm event. If the increase is not accounted in the calculations, please revise the routing calculations.          Please demonstrate that the proposed CB system within the area 201 is capable of capturing 100-year runoff into the pipes.</i></p>	<p>Calculations updated including allowable release rates. An inlet capacity calculation has been provided for area 201.</p>
<p><b>1.38</b> <u><b>Function Servicing and Stormwater Management Report (FSSMR)</b></u>  <i>The drainage from roof area 202 (0.07 ha) will be directed to a storage/ infiltration gallery and allow to infiltrate into the ground. However, a release rate of 7 l/s was used in the routing calculations to size the quantity control volume required for the roof area.          It is not clear whether the infiltration rate of the site is sufficient to infiltrate at a rate of 7 l/s. Please clarify and demonstrate that the entire 100-year runoff from the roof area is directed to the storage/infiltration gallery.</i></p>	<p>Report and drawings updated. The 25mm event from the roof will be infiltrated. All excess flows will be controlled to the allowable release rate.</p>
<p><b>1.39</b> <u><b>Function Servicing and Stormwater Management Report (FSSMR)</b></u>  <i>Drainage area IDs shown in Table 1 are incorrect. Please correct. Please also show the invert and details of the proposed flow regulator in the servicing plan.</i></p>	<p>Table updated. Typical flow regulator detail provided in report appendices.</p>

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**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

<p><b>1.40</b> <u><b>Waste Management</b></u>  Comments provided are with respect to Regional curbside waste, organics and recycling collection services. The Region provides collection services to residential developments only. The Region’s decision to provide municipal collection is based on the requirements contained in Technical and Risk Guidelines for Municipal Waste Collection Service on Private Property, Schedule “P” of the Regional Waste Bylaw 46-2011.   Recycling to all residential homes and apartments is required in Ontario and currently in Durham Region, blue box recycling is supplied by the Region to all approved residential locations. On June 3, 2021, Ontario filed O.Reg. 391/21 under the Resource Recovery and Circular Economy Act that will make product producers responsible for the Blue Box program. Once transition occurs, The Regional Municipality of Durham will no longer be the service provider for the Blue Box program. The transition of responsibility of the Blue Box program to product producers in Durham Region is expected to occur in 2024. Please see O.Reg. 391/21 for full details.</p>	<p>■ N/A: Private Waste Collection to be provided.</p>
<p><b>1.41</b> <u><b>Waste Management</b></u>  Regional Waste Collection cannot be provided due to the private rear lane not meeting Regional standards for lane width of 6.5m and due to no cul-de-sac or T-turn being provided to enable the waste collection vehicle to maneuver in a forward motion throughout the route.  <ul style="list-style-type: none"> <li>• Please revise the plan to provide a 6.50m lane way (measured e/p to e/p)</li> <li>• Please provide a 13.0m turning radius (measured at c/l)</li> <li>• Please provide a T-Turn or cul-de-sac for the waste collection vehicle turnaround</li> </ul> </p>	<p>■ N/A: Private Waste Collection to be provided.</p>
<p><b>1.42</b> <u><b>Waste Management – Background and Supporting Information</b></u>  As per the Guidelines for Municipal Waste Collection service on Private Property found in Schedule “P” of the Regional Waste Bylaw 46-2011, roads must be 6.5m in width and include 13m turning radii. Waste vehicles must move in a forward motion and where temporary cul-de-sacs or dead-ends are required during construction, builders are required to supply access and meet Regional guidelines for waste collection service. Where a waste collection vehicle must drive over a parking deck, an engineering report confirming structural capability of the parking deck to support a fully loaded waste collection vehicle is required. The road configuration must enable the waste collection vehicle to move in a forward motion without reversing. Where waste collection occurs, full clearance must be met to enable overhead tip of bins.</p>	<p>■ N/A: Private Waste Collection to be provided.</p>
<p><b>1.43</b> <u><b>Waste Management – Background and Supporting Information</b></u>  During construction, builders are responsible for collection and disposal of all residential waste until the Region approves waste collection services. To receive approval, occupancy of single residential homes must be &gt;50% and vehicles must have access through the road network without reversing. For multi-residential units, occupancy must be &gt;75%. The final approval on private roads by the Region will occur after construction and occupancy meet the Guidelines and submission of an Application for Service on Private Property is received by the Region’s Waste Management division. Upon receipt, a final site review will be completed.</p>	<p>■ Acknowledged</p>
<p><b>1.44</b> <u><b>Waste Management – Background and Supporting Information</b></u>  Please submit the following with your next submission:  i. A revised Site Servicing Plan (pdf);  ii. A 40M-Plan (pdf);  iii. A Cost Estimate for Regional Works within the ROW (pdf); and  iv. A Completed Regional Subdivision Agreement Checklist (pdf)</p>	<p>■ Cost estimate provided for external ROW works.</p>
<p><b>1.45</b> <u><b>Waste Management – Background and Supporting Information</b></u>  In summary, the Region of Durham Works Department has no objections to the further processing of the Draft Plan of Subdivision and Zoning By-law Amendment applications. Additional comments will be provided upon receipt of the revised Site Plan application.</p>	<p>■ Acknowledged</p>

**LEGEND:** ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

**CIRCULATION COMMENTS CONTINUED ...**      **RESPONSE(S) CONTINUED ...**

<p><b>1.46 Conclusion</b></p> <p><i>The above-noted zoning by-law amendment application proposes the rezoning of the subject site to permit ten row house dwelling units, a road widening block and a common elements block in order to facilitate the construction of ten townhouse dwellings that are generally compatible with housing types within the Uxbridge Urban Area. The proposed development is also generally consistent with the direction of Regional and Provincial policies, however, the peer review of the Hydrogeological Investigation submitted in support of the application identified concerns with the water balance analysis and recommended an updated hydrogeological assessment be prepared.</i></p> <p><i>As such, the Region requests that this application to rezone the subject site to permit the development of ten row house dwelling units be deemed premature until such a time an updated Hydrogeological Assessment is peer reviewed and confirm that the proposed development will not result in any negative off-site impacts.</i></p> <p><i>Please contact me at 905-668-4113 ext. 2571 should you have any questions or require additional information. David Perkins</i></p>	<p> <span style="color: blue;">■</span> Acknowledged. Please see updated Hydrogeological Assessment Report dated: February 6<sup>th</sup> 2024; provided in this submission.                 </p>		
<p><b>REGION OF DURHAM PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</b></p>	<p><b>COMMENTS BY / FROM:</b></p>	<p><b>David Perkins</b></p>	<p>2022.09.20</p>
<p><b>1.47</b> <i>After reviewing the above noted study for 181 Toronto St. S. Uxbridge, in support of applications S-U- 2022-02 &amp; ZBA 2022-05,</i></p> <p><i>I noticed that the plan in Figure 1 doesn't show the location of the POW and OLA points of reception.</i></p>	<p> <span style="color: grey;">■</span> See Revised Noise Report dated Sept 21,2022                 </p>		
<p><b>1.48</b> <i>Also, the legend includes a noise fence even though the plan doesn't show one and the analysis doesn't indicate the need for one.</i></p>	<p> <span style="color: grey;">■</span> See Revised Noise Report dated Sept 21,2022                 </p>		
<p><b>1.49</b> <i>Finally, there is no section indicating the provincial criteria for noise.</i></p>	<p> <span style="color: grey;">■</span> See Revised Noise Report dated Sept 21,2022                 </p>		
<p><b>1.50</b> <i>Please reply with an updated version of the above noted study addressing the above noted matters.</i></p>	<p> <span style="color: grey;">■</span> See Revised Noise Report dated Sept 21,2022                 </p>		

**LEGEND:** ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

02

AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Region of Durham and related Agencies in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission No. 2. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

REGIONAL MUNICIPALITY OF DURHAM (HYDROGEOLOGICAL REVIEW)			
<b>REGION OF DURHAM PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT</b>	<b>COMMENTS BY / FROM:</b>	<b>David Perkins</b>	2022.10.27
<p><b>2.01</b></p> <p><i>A peer review of the above hydrogeological report submitted with the above noted subdivision application (S-U 2022-02) is now complete. A copy of the peer review report, prepared by PGL Environmental Consultants, is enclosed.</i></p> <p><i>The Regional Health Department and the Lake Simcoe Region Conservation Authority (LSRCA) have reviewed the hydrogeological report, prepared by Toronto Inspection Ltd., and the PGL peer review report.</i></p> <ol style="list-style-type: none"> <li><i>The peer review report stated that the hydrogeological report is insufficient with respect to the adequacy of the water balance assessment, given that such an assessment was not included in the report.</i></li> <li><i>The peer review report recommended that an updated report identifying the methods and results of a water balance assessment for the site should be provided to the Region.</i></li> <li><i>The LSRCA stated that the Hydrogeological Investigation Report should be updated once the full monitoring program has been completed.</i></li> <li><i>The LSRCA also stated that Tables 4-2 and 4-3 of the above noted report show groundwater monitoring results in metres below ground surface and metres above sea level but the monitoring dates are different between the 2 tables. The LSRCA requested to please confirm monitoring dates and correct as appropriate.</i></li> <li><i>An updated report or addendum addressing the above comments is required and should be submitted to this department. A peer review of the updated report or addendum and a review by the Regional Health Department and the LSRCA will also be required.</i></li> </ol>			<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p> <p>The water balance was completed by Counterpoint Engineering dated 2023.11.24.</p>
<b>HYDROGEO PRELIMINARY PEER REVIEW</b>	<b>COMMENTS BY / FROM:</b>	<b>PGL Environmental Consultants</b>	2022.10.21
<p><b>2.02</b></p> <p><i>Sections 1, 2, &amp; 3 of the peer review letter presented criteria, scope, background info, and summary of the Hydrogeological Report findings.</i></p>			<p>■ Acknowledged.</p>
<p><b>2.03 Peer Review Finding (Section 4.0)</b></p> <p><i>The following comments are provided with respect to the requirements outlined in Section 1.0 of the letter provided by PGL Environmental Consultants.</i></p>			<p>■ Acknowledged.</p>

LEGEND: ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

<p><b>2.04</b>  <b>(4.1) Adequacy of Water Supply</b>  <i>The Report (p.1) indicates that “the Site will connect to municipal water [...] on Toronto Street South.” Based on this information, the water supply is interpreted to be adequate, and no detailed peer review assessment of the water supply is required. If the proposed source of water is revised to a Site-specific source, a detailed peer review will be required.</i></p>	<p>■ Acknowledged.</p>
<p><b>2.05</b>  <b>(4.2) Sustainability of Private Sewage Systems</b>  <i>The Report (p.1) indicates that “the Site will connect to [...] wastewater services on Toronto Street South.” Based on this information, private sewage systems will not be required. As such, the proposed sewage system is interpreted to be adequate, and no detailed peer review assessment of the water supply is required. If the sewage system is revised to Site-specific private sewage systems, a detailed peer review will be required.</i></p>	<p>■ Acknowledged.</p>
<p><b>2.06</b>  <b>(4.3) Adequacy of Water Balance Assessment</b>  <i>The Report (p.4) indicates that “[it is TIL’s] understanding that the water balance study and phosphorus budget analysis are being completed by Counterpoint Engineering and that the results of these assessments have indicated a resultant infiltration surplus when considering on-Site infiltration and only a small residual phosphorus loading which may require offsetting compensation. Further information for the development of the Site may be referenced from the Stormwater Management Report prepared by Counterpoint Engineering.”</i>   <i>As no copy of the water balance assessment was provided, an assessment cannot be made as to the adequacy of the assessment. A copy of this assessment, when complete, should be provided for peer review.</i></p>	<p>■ Please refer to “Stormwater Management and Functional Servicing Report in Support of Site Plan Application” by Counterpoint Engineering dated November 24, 2023.</p>
<p><b>2.07</b>  <b>(4.4) Adequacy of Site Characterization and Dewatering Estimates</b>  <i>The following administrative comments are provided with respect to the report:</i></p> <ul style="list-style-type: none"> <li>• <i>Tables 4.2 and 4.3 (p. 11) should be corrected such that the monitoring dates are consistent (or this discrepancy should be clarified);</i></li> <li>• <i>Table 5-3 should be checked to ensure that all calculations are correct (e.g., the sums in the “L/day” column do not add up correctly); and</i></li> <li>• <i>Analysis of slug test results in Appendix C should be verified as the measured results and analysis curves are appreciably different for 21BH-4 and 12BH-8.</i></li> </ul> <p><i>The following technical comments are provided:</i></p> <ul style="list-style-type: none"> <li>• <i>The long-term dewatering rate was estimated at 1/3rd of short-term dewatering rate. Unless there is adequate scientific justification for this assumption, more rigorous estimation methodology should be applied; and</i></li> <li>• <i>Consideration should be given to whether the factor of safety values applied to the estimated dewatering rates are appropriate, particularly given the discrepancy between the expected hydraulic conductivity values for sand to silty sand materials (e.g., see expected rates in Bakker and Post, 20225; as well as Hazen analysis results) relative to the single well response test results included in the report.</i></li> </ul> <p><i>Responses to the above comments are not required; however, they may be applicable in the event information and conclusions included in the Report are used as part of a water balance assessment for the Site, or other updated materials requiring peer review.</i></p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>

**CIRCULATION COMMENTS CONTINUED ...**

**RESPONSE(S) CONTINUED ...**

**2.08**

**(5.0) CONCLUSIONS AND RECOMMENDATIONS**

*The following conclusions are provided with respect to the requirements of this peer review:*

- a. *Based on the professional opinion of the peer reviewer, this hydrogeological study is sufficient with respect to its evaluation of the adequacy of the proposed water supply (i.e., municipal water supply);*
- b. *Based on the professional opinion of the peer reviewer, this hydrogeological study is sufficient with respect to its evaluation of the sustainability of the proposed sewage system (i.e., discharge to the municipal sanitary sewer);*
- c. *Based on the professional opinion of the peer reviewer, this hydrogeological study is insufficient with respect to the adequacy of the water balance assessment, as such an assessment was not included as part of the report (only a summary of the work of others was provided); and*
- d. *Comments were provided with respect to the Site characterization and dewatering estimates for the Site. No responses are required to these comments; however, they may be applicable if information in the Report is used as part of the water balance assessment for the Site or other updated assessments for the Site.*

*The following recommendations are provided:*

- e. *A report identifying the methods and results of a water balance assessment for the Site should be provided to the Region for peer review; and*
- f. *Consideration should be given to addressing the comments related to the Adequacy of the Site Characterization and Dewatering Estimates if such information is used as part of the water balance assessment for the Site or other future assessment work.*

 Please refer to "Stormwater Management and Functional Servicing Report in Support of Site Plan Application" by Counterpoint Engineering dated November 24, 2023, for the Water Balance Assessment and the updated Hydrogeological report (R01) by Toronto Inspection Ltd for dewatering estimates.

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

# 03

## AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Region of Durham and related Agencies (Hydro One) in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission **No. 2**. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

HYDRO ONE	COMMENTS BY / FROM:	Kitty Luk	2022.07.29
<p><b>3.01</b></p> <p><i>We are in receipt of your Draft Plan of Subdivision Application, S-U-2022-02 dated July 19, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.</i></p> <p><i>For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.</i></p> <p><i>If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre</i></p>	<p> Acknowledged.</p>		

**LEGEND:**  PLANNING  ARCHITECTURE  ENGINEERING  HYDROGEO  ENVIRONMENTAL  TRAFFIC ENG  NOISE

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

# 04

## AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Region of Durham and related Agencies (Enbridge) in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission No. 2. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

ENBRIDGE	COMMENTS BY / FROM:	Casey O'Neil	2022.07.29
<b>4.01</b> <i>Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.</i>	 Acknowledged		
<b>4.02</b> <i>This response does not constitute a pipe locate, clearance for construction or availability of gas.</i>	 Acknowledged		
<b>4.03</b> <i>The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing AreaPlanning40@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.</i>	 Acknowledged		
<b>4.04</b> <i>If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.</i>	 Acknowledged		
<b>4.05</b> <i>In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.</i>	 Acknowledged		

**LEGEND:**
■ PLANNING
 ■ ARCHITECTURE
 ■ ENGINEERING
 ■ HYDROGEO
 ■ ENVIRONMENTAL
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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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**05**

**AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX**

The following is a comprehensive summary of comments received from The Region of Durham and related Agencies (Bell Canada) in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission No. 2. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

<b>BELL CANADA (File No. 93926)</b>	<b>COMMENTS BY / FROM:</b>	<b>Ryan Courville</b>	<b>2022.07.18</b>
<p><b>5.01</b></p> <p><i>We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:</i></p> <ul style="list-style-type: none"> <li>▶ <i>“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.</i></li> <li>▶ <i>The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”</i></li> <li>▶ <i>The Owner is advised to contact Bell Canada at <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a> during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.</i></li> <li>▶ <i>It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</i></li> <li>▶ <i>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</i></li> <li>▶ <i>To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.</i></li> </ul>		<p>■ Acknowledged</p>	
<p><b>5.02</b></p> <ul style="list-style-type: none"> <li>▶ <i>Please note that WSP operates Bell’s development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell’s behalf. WSP is not responsible for Bell’s responses and for any of the content herein.</i></li> <li>▶ <i>If you believe that these comments have been sent to you in error or have questions regarding Bell’s protocols for responding to municipal circulations and enquiries, please contact <a href="mailto:planninganddevelopment@bell.ca">planninganddevelopment@bell.ca</a></i></li> <li>▶ <i>Should you have any questions, please contact the undersigned.</i></li> </ul>		<p>■ Acknowledged</p>	

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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06

AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Township of Uxbridge and related Agencies in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission **No. 2**. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

TOWNSHIP OF UXBRIDGE			
ENGINEERING (AECOM PEER REVIEW)	COMMENTS BY / FROM:	Jim Teefy	2023.03.08
<p><b>6.01 General:</b>  <i>Dear Mr.Rainbow, We have completed our review of the documents submitted in support for the Site Plan Amendment Application for the above noted development. Our comments are as follows:</i></p> <p><i>Please resubmit the plans with the following comments in consideration. If you have any questions, please don't hesitate to contact the undersigned.</i></p>		-	
<p><b>6.02 Zoning Amendment Comments</b>  <i>The following items should be addressed at the Zoning Amendment stage to verify the feasibility of the plan:</i></p> <p><b>1.1.</b> <i>A landscape plan shall be provided. Pease protect the existing trees along the perimeter of the site if feasible. Show existing landscaping that is to be protected on the grading plan.</i></p> <p><b>1.2.</b> <i>Provide privacy fencing/ landscape screening along the limits of the development.</i></p>	<p>■ Landscaping Plans Prepared by HKLA Landscape Architects, provided with this submission. Privacy screening / fencing and landscaping along the development is provided.</p>		
<p><b>1.3.</b> <i>Provide turning movements for the entrance path for Unit 1.</i></p> <p><b>1.4.</b> <i>Provide a turn around at the end of the proposed roadway.</i></p>	<p>■ The autoTURN swept path diagrams are provided and confirmed adequacy. A turn around area at the end of the proposed roadway is also provided.</p>		
<p><b>1.5.</b> <i>Provide a cross sections that shows the proposed houses and the existing houses along Fred Barnard way.</i></p>	<p>■ Site Cross Section (sheet A-05) provided</p>		
<p><b>1.6.</b> <i>Provide a cross sections that shows the proposed houses and the existing houses along Fred Barnard way.</i></p>	<p>■ Site Cross Section (sheet A-05) provided</p>		
<p><b>1.7.</b> <i>Provide more details/ grading information for the property to the north to ensure that any drainage which currently drains to the site will be maintained or collected within the storm sewer system for the site. Clarify where the drainage from the south side of the existing house will be directed.</i></p>	<p>■ Detail added to grading plan.</p>		
<p><b>1.8.</b> <i>We have concerns with the proposed infiltration gallery conflicting with the infiltration trench in the neighbouring property to the east. Include a minimal clearance of 5m between property line and infiltration gallery. If not possible, ensure to include an impermeable layer along the east side that will avoid any potential interaction between the two infiltration facilities.</i></p>	<p>■ Noted. Gallery relocated.</p>		
<p><b>6.03 General</b>  <b>2.1.</b> <i>Please identify how garbage/recycling will be completed from the site. Please identify any garbage enclosure areas and verify with Durham Region if municipal garbage/recycling is possible.</i></p>	<p>■ Private Waste Collection to be provided. It is anticipated that garbage and waste will be stored in each unit by owners of the units.</p>		
<p><b>2.2.</b> <i>A lighting plan and photometric levels shall be provided. Please show the target and achieved lighting levels along the roadway.</i></p>	<p>■ To be addressed through DPS approval conditions.</p>		

LEGEND: ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

**CIRCULATION COMMENTS CONTINUED ...**
**RESPONSE(S) CONTINUED ...**

<p><b>6.04 C1 – Grading Plan</b></p> <p>3.1. Add a note to the drawing that the sidewalk along Toronto Street is to be inspected following construction and all cracked or damaged sidewalk will be repaired.</p> <p>3.2. Label existing contours with its respective contour elevation information.</p> <p>3.3. Consider an additional catch basin to the south of CB01 or revising CB01 to a double catchbasin.</p> <p>3.4. Please provide proposed centerline of road elevations along all roads within and abutting the subdivision. Provide a standard cross-section for the proposed road.</p> <p>3.5. Provide the existing building elevations for the building to the north.</p> <p>3.6. Show all swales on site with elevations, low points and slopes.</p> <p>3.7. Label the catchbasin in the northeast corner of the site provide top of CB elevation.</p> <p>3.8. Consider raising the top elevation of CB03 to ensure that overland flow will drain towards Toronto Street. Based on the current grading, it appears that overland flow would outlet to the property to the north. Ensure adequate grading along the road.</p>	<p> Grading plan updated.</p>
<p><b>6.05 C2 – Erosion and Sediment Control Plan</b></p> <p>4.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.06 C2 – Servicing Plan</b></p> <p>5.1. Please note drawing has same number as Erosion and sediment control Plan (C2). Please renumber.</p> <p>5.2. Provide pipe elevation and material information for connection between MH02 and DICB01. Include flow direction on plan.</p> <p>5.3. Please show on the grading plan the limits of ponding during the 100-year storm event. Overland flow shall be directed to Toronto Street.</p> <p>5.4. Provide slope and pipe information for existing pipe between CB32 and MH33.</p>	<p> Servicing and grading plan updated.</p>
<p><b>6.07 SP-01 – Concept Site Plan</b></p> <p>6.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.08 Survey Plan</b></p> <p>7.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.09 Functional Servicing Report – Counterpoint Engineering</b></p> <p>8.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.10 Floor Plans</b></p> <p>9.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.11 Conceptual Elevations</b></p> <p>10.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.12 Hydrogeological Investigation – Toronto Inspection</b></p> <p>11.1. To be reviewed by Oakridge Environmental and a comments will be provided under separate cover.</p> <p>11.2. The report should verify if there is any potential for groundwater impacts of existing neighboring property to the south as there has been complaints that their basement has encountered flooding in the past.</p>	<p> Please refer to the updated Hydrogeological Report R01 dated February 6, 2024 and Groundwater Mounding Study dated February 12, 2024.</p>
<p><b>6.13 Scoped Natural Heritage Evaluation – Terrastorey Environmental</b></p> <p>12.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.14 NOISE Impact Study – YCA Engineering</b></p> <p>13.1. AECOM has no comments at this time</p>	<p> N/A</p>
<p><b>6.15 Transportation Study – CGE Transportation Consulting</b></p> <p>14.1. The report identifies that the spacing of the entrances along Toronto Street are closer than recommended. Provisions should be made that would allow for a consolidation of entrances along Toronto Street if the property to the North develops in the future.</p>	<p> Acknowledged, however there is no active application for abutting property to the north.</p>

**LEGEND:**  PLANNING  ARCHITECTURE  ENGINEERING  HYDROGEO  ENVIRONMENTAL  TRAFFIC ENG  NOISE

07

AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Township of Uxbridge and related Agencies in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission **No. 2**. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

TOWNSHIP OF UXBRIDGE			
HYDROGEO PRELIMINARY PEER REVIEW (Township)	COMMENTS BY / FROM:	Oakridge Environmental	2023.03.24
<p><b>7.01 1.0 Introduction</b>  <i>As requested by Mr. Jim Teefy, P. Eng., (by email, March 8, 2023), on behalf of the Township, we have completed a preliminary hydrogeological review of the report: Preliminary Hydrogeological Investigation 181 Toronto Street South, Uxbridge, Ontario, Report No.: 5555-21-hd, by Toronto Inspection Ltd., April 19, 2022.</i></p> <p><i>with regard to groundwater issues in the site area. Among other things, it is understood that owners of a neighbouring property have expressed concern with regard to wet basement conditions being exacerbated as a result of previous development in the area.</i></p> <p><i>Brief synopses of the report are provided in the following section, along with our hydrogeological review comments, in the same general order as presented in the report.</i></p>		<p>■ Acknowledged.</p>	
<p><b>7.02 2.0 Review Comments</b>  <i>General: Overall, the report is well written and well presented. We have no concern regarding the quality of the technical work, investigation coverage or analysis methods. As parts of Uxbridge can exhibit complex groundwater flow conditions, our review focus is on the management of groundwater during construction and in the post-construction period, and on the plan to infiltrate runoff. In this regard, the hydrogeological report provides an excellent summary of the local groundwater conditions.</i></p>		<p>■ Acknowledged.</p>	
<p><b>7.03 Water Levels</b>  <i>The water table elevation is described as:</i></p> <p><i>"Considering the groundwater elevations recorded on March 16, 2022, the groundwater table ranged in elevation from a low of 274.91 masl (2.48 mbgs) in 21 BH-8 (MW) in the north corner of the Site, to a high of 276.19 masl (2.80 mbgs) in 21 BH-1 (MW) in the south corner of the Site. Groundwater table elevations measured to date have identified a consistently downward sloping gradient in the groundwater table from south to north on the Site."</i></p> <p><i>We note that the direction of groundwater flow is consistent with the local topographic setting. Moreover, the highest levels (as observed in March 2022) are likely to be close to the seasonal peak, which is often observed in April. We note that there was very little variation in levels between December 2021 and March 2022, suggesting that the local groundwater regime may not vary greatly over the year and may be part of large aquifer system. The peak values may be only slightly higher than those observed in March. In this regard, the consultant has indicated:</i></p> <p><i>"A long-term groundwater level monitoring program is currently underway at the Site to measure and record spring wafer levels which may be representative of seasonal high groundwater table elevations at the Site."</i></p> <p><i>We expect that should the monitoring reveal significantly different conditions, the consultant will advise all concerned accordingly and revise any affected recommendations.</i></p>		<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>	

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**CIRCULATION COMMENTS CONTINUED ...**

**RESPONSE(S) CONTINUED ...**

**7.04 Hydraulic Conductivity**

The report provides an assessment of the hydraulic conductivity (K) of the local soils, as this parameter is fundamental with respect to estimating future (groundwater) dewatering flows, which have been estimated using standard methods. The consultant reported in Section 4.3.3 that:

*"Based on the findings of this analysis, where the sandy silt and sand materials are saturated below the groundwater table, the bulk hydraulic conductivity of these materials can be considered approximately equivalent to the geometric mean hydraulic conductivity of in-situ testing, which was  $7.7 \times 10^{-7}$  m/s."*

Section 5.1 of the report also states:

*Based on the estimates of hydraulic conductivity, the mean hydraulic conductivity of the saturated sandy silt to sand overburden as measured by in-situ testing to be considered in the estimation of dewatering rates is  $6.6 \times 10^{-7}$  m/s."*

Section 8.0 (Summary) indicates:

*"The results of the in-situ hydraulic conductivity testing showed that the hydraulic conductivity hydraulic conductivity ranged between  $6.6 \times 10^{-7}$  m/s and  $9.8 \times 10^{-6}$  m/s, with a geometric mean of  $7.7 \times 10^{-7}$  m/s."*

We also note that Table 5.3 (which provides a summary of the dewatering calculation results) indicates that the K value utilized was  $7.7 \times 10^{-7}$  m/s, which appears consistent with most of the report's text. However, the spreadsheet results presented in Appendix E indicate that the K value  $7.7 \times 10^{-7}$  m/s was utilized only for calculating the Distance of Influence (DOI) factor (L<sub>0</sub>), whereas, a much higher K value of  $6.7 \times 10^{-2}$  m/s was used for the water taking rate calculations.

The estimated K value of  $7.7 \times 10^{-7}$  m/s is low, but generally consistent with the silty sand soil types encountered. However, we are unsure about how the other value utilized in Appendix E ( $6.7 \times 10^{-2}$  m/s) would apply in this instance. Since Appendix E appears to present the calculation spreadsheet output, we presume it is an accurate reflection of the calculations. As such, we are requesting clarification of whether the K values in Appendix E are correct and if there is a discrepancy, do the calculations need to be updated?

 Please refer to the updated Hydrogeological Report R01 dated February 6, 2024 that addressed the inconsistency in Section 5.1. The K value of  $6.7 \times 10^{-2}$  in Appendix E is in m/day as opposed to m/s.

**7.05 Expected Dewatering Elevation Water Takings (from dewatering)**

Section 5.1 of the report indicates that:

*"...Elevations of the groundwater table measured in the silt and sandy silt unit were observed to range between a low of 274.91 masl (2.48 mbgs) and a high of 276.19 masl ((2.80 mbgs). Considering the groundwater levels collected to date and the locations of the proposed buildings, an average groundwater elevation of 276 masl was assumed for the area of excavation. To account for potential seasonal variability in groundwater levels for the spring season, an additional 0.5 m was added to the current estimate of the average groundwater level. Therefore, the groundwater table elevation considered in the current analysis was 276.50 masl. Requirements for groundwater control should be confirmed by groundwater levels recorded in the spring season which are expected to be representative of the seasonal high groundwater table conditions for the Site."*

We agree with the consultant that 276.5 masl is a reasonably conservative peak water table elevation for purposes of the assessment, although this should be confirmed by the monitoring mentioned previously. The groundwater elevations also appear to be consistent with water levels in the nearby creek, which likely reflect the water table.

 Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.

**CIRCULATION COMMENTS CONTINUED ...**      **RESPONSE(S) CONTINUED ...**

<p><b>7.06 Expected Water Takings (from dewatering)</b></p> <p>Table 5.1 provides a summary of the required drawdown needed to achieve dry excavations for the buildings, services and stormwater treatment tank, ranging from 1 m to 2.5 m. These are fairly shallow requirements that should be easily achievable.</p> <p>Table 5.3 of the report provides a summary of the estimated construction dewatering flows and the expected flows in the post-construction period, based on the calculations presented in Appendix E. Based on the report's stated assumptions, the total construction dewatering flows are expected to be on the order of 32,000 L/day. The Table 5.3 values include a 100% contingency factor applied by the consultant to the groundwater influx rates. As such, even if some of the basic assumptions are not met, the consultant's estimate is likely to be sufficient.</p> <p>Notwithstanding our comments (above) with regard to the K values utilized in the calculations, the rates in Table 5.3 appear to be reasonable, based on our understanding of the soil and groundwater conditions, and our general experience with similar projects. The consultant has also indicated:</p> <p>"Considering both groundwater and stormwater control requirements, the cumulative rate of dewatering is then 32,000 L/day. Since this rate is less than 50,000 L/day short-term (construction) dewatering activities for the Site do not need to be registered on the Environmental Activity and Sector Registry (EASR)."</p> <p>We agree with this conclusion. Unless the excavations intersect an unidentified shallow aquifer, which is highly unlikely in this setting, the construction dewatering flows should be manageable in terms of quantity.</p>	<p> Acknowledged.</p>
<p><b>7.07 Water Quality</b></p> <p>While the expected quantity of water takings that could occur during construction dewatering should be easily manageable, the consultant's testing revealed that the local groundwater exhibits elevated concentrations of Total Kjeldahl Nitrogen (TKN) and Total Manganese, exceeding the Table 2 Storm Sewer Limits of Durham Region's By-Law No. 55-2013. With regard to the construction dewatering flows, Section 5.6.2 of the report indicates:</p> <p>"Current analytical results from unfiltered groundwater quality samples collected at the Site do not meet the storm sewer discharge criteria. As such, where there is no change in groundwater quality, pre-treatment would be required for the discharge of groundwater to the Town's storm sewers. However, no pre-treatment would be needed for groundwater discharge to the Town's sanitary sewers. Where discharge to the Town's sewers is proposed, a peak discharge rate should be considered for a discharge duration less than the 24 hour period considered in this analysis to provide dewatering contractors with the flexibility to manage dewatering effluent more efficiently during construction. Pre-consultation with the Town of Uxbridge recommended where the discharge of groundwater to municipal storm or sanitary services is required.</p> <p>Alternatively, excess groundwater may be pumped to holding tanks and later removed from the Site by a licensed hauler to an MECP licensed facility that can accept the effluent. Regardless of the approach, disposal options for excess groundwater and stormwater accumulated on-site should be considered prior to construction as a consultation with the Township of Uxbridge may be required for review and approval prior to discharge."</p> <p>We agree with the consultant's findings and suggestions. Elevated manganese concentrations in shallow groundwater are not particularly uncommon and generally result from certain oxidation-reduction reactions where the groundwater is depleted in oxygen (i.e., reducing conditions), liberating manganese. The source of the elevated TNK is not known, although the highly reducing conditions could be partly responsible.</p> <p>The dewatering contractor will need to make whatever arrangements are needed to manage and dispose of the construction dewatering flows. From our own experience in similar shallow groundwater settings, we have found that manganese concentrations often decline as pumping progresses.</p>	<p> Acknowledged.</p>

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

**7.08 Long-Term Dewatering**

Section 5.4.3 of the report also indicates that the development is expected to generate 1,800 L/day of long-term (i.e., perpetual) flows associated with the structures being below the water table, as per:

*"It is understood that the basements will be constructed with a foundation system. This system may be constructed at or slightly below the assumed seasonal high groundwater elevation considered in the current analysis, as such, long-term control of groundwater around the foundation is expected. In this case, it is estimated that the volume of groundwater to be controlled over the long-term will be one-third the rate of short-term dewatering."*

We also note that the Servicing Plan (Drawing C-2) b Counterpoint Engineering Inc (provided in Appendix A of the consultant's report) indicates:

*"all units to include sump pumps that pump to grade" ... [with]... "discharge to grade at rear corner of dwelling adjacent to side yard swale"*.

*Given the above, it appears that the long-term flows (i.e., assumed to be 1,800 L/day) will simply be discharged to the ground surface opposite the exterior of the buildings, from (we assume) ten (10) sump pump systems. **It is not clear where those flows will be conveyed to, other than the receiver being a "side-yard swale".** In this regard, we note that the drawings presented in Appendix A do not clearly illustrate side yard swales. From inspection of our own 1 m topographic contours of the site area, this is similarly not obvious to us, **nor is it obvious where those flows might ultimately be conveyed to.***

*Although the expected flows from the planned sump pump systems are low (i.e., 1,800 L/day), we note that the estimated rate is based on the assumption that the sumps will generate about one-third of the construction dewatering flows. **While that may be reasonable, it is not well defined and it is not clear whether those flows will be controlled or managed in any manner.** Moreover, the shallow groundwater exhibits elevated concentrations of manganese that could cause staining, precipitate formation and/or nuisance bacteria wherever the discharge occurs. While not likely a health hazard, manganese can be problematic in high concentrations. **We would expect that flows from the sumps would not be directed to any of the infiltration facilities, as the manganese could result in fouling and deterioration of their infiltration capacities. As such, we feel that more information is needed as to the flows to be expected, how and where those will be conveyed and whether the quality of the flows needs to be considered.** In particular, we would want to know whether the sump flows could **negatively affect the existing nearby developments and/or the municipal storm sewer system.***

■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.

■ Infiltration facilities are not intended to receive flows from sump pumps. The discharge from the sump pumps will be directed to a splash pad at ground level on the east side of the units, then onto permeable grass surfaces.

There is no anticipation of quality concerns, given that the sump pump discharge will traverse a minimum of 5 meters of grassed areas before reaching an impermeable surface.

Furthermore, the presence of manganese in the groundwater is already established, and its impact on the storm sewer system is expected to be consistent with the groundwater that presently infiltrates the existing storm sewers.

**7.09 Stormwater Infiltration**

Section 4.3.2 of the report provides useful data to assist in the design of Low Impact Development (LID) infiltration facilities to manage stormwater flows and maintain the natural water balance. We also note that Section 7.2 of the report states:

*"Based on the preliminary results of the water balance analysis by Counterpoint, it is anticipated that an infiltration deficit will be realized following construction due to the increase in impervious area. However, with the implementation of on-Site LIDs, it has been demonstrated that there will be a resultant infiltration surplus. The LID mitigation plan, including the depth of proposed infiltration and the infiltration capacity of native soils there, should be confirmed following the completion of long-term groundwater level monitoring to verify the typical minimum requirements for infiltration LIDs."*

*While is not part of our review mandate to examine the stormwater management system, there is a hydrogeological component that could be relevant to our review of potential groundwater issues.*

*We generally support any improvements in the water balance that can be achieved through stormwater management (i.e., LID facilities). The subject site certainly appears to be capable of accepting the additional infiltration, which should replenish the water table, consistent with*

■ Please refer to the Groundwater Mounding Letter and the updated Hydrogeological Report R01 dated February 6, 2024 issued by Toronto Inspection Ltd. on February 12, 2024.

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**CIRCULATION COMMENTS CONTINUED ...**      **RESPONSE(S) CONTINUED ...**

<p><i>various policy objectives. However, this appears to be an instance of “crossed-purposes”. On one hand, the development will include long-term (permanent?) dewatering via sumps that will presumably lower the water table (locally), while the same development will include facilities to raise the water table (locally), with focussed recharge. Although there may be no solution to that particular dichotomy, we are somewhat concerned that the planned infiltration facilities could exasperate any existing groundwater problems already being experienced by nearby residents, if the facilities cause local groundwater mounding to occur in response to storm events. Given the low hydraulic conductivity of the local silty soils (as discussed above), mounding would appear to be possible, based on our own rudimentary calculations.</i></p> <p><i>Any such mounding from the infiltration gallery and/or the Stormtech chambers would presumably occur close to the property boundary, thus, close to the existing residence to the northeast (off Toronto Street) and close to a number of residences to the east (along Fred Barnard Way). From the Servicing Plan, we note that the Stormtech system will be only 4 m from an existing residence, which is close enough to be affected, should significant groundwater mounding occur. We also understand that there is an existing infiltration system on the adjoining property, situated close the site’s eastern boundary. As such, two such systems would presumably be operating together, in close proximity.</i></p> <p><i>As we have not reviewed (or been provided with) the Stormwater Management Plan report, we do not know whether groundwater mounding issues have already been addressed. If not, we would recommend that the hydrogeological study include an assessment of whether the proposed infiltration facilities could affect groundwater levels on neighbouring properties and if so, what will be done to mitigate any potential impacts.</i></p>	
<p><b>7.10 Affects on Local Water Wells</b></p> <p><i>Section 6.0 of the report provides information on local water wells, as potential impact receptors. We agree with the consultant’s findings, that impacts on local wells are highly unlikely. The area is fully serviced and the radius of influence (LO) of the (transient) construction dewatering is likely to be limited to about 18 m.</i></p> <p><i>From our own perusal of the well records, we note that most private water supply wells in the local database are typically pre-1980 and generally, utilize aquifers occurring below 13 m depth. However, a few were constructed in the 1990s, just prior to the arrival of municipal services. Those wells are also deep. The nearby municipal well (MECP No. 1911055) is situated off Campbell Drive, more than 300 m northwest of the subject site. The well taps a deeply buried aquifer (i.e., &gt;52 m) which should be completely isolated from any potential disturbances associated with the proposed development. Moreover, that well exhibited a static water level considerably above the ground surface (according to the well record). As such, there is a significant upward flow gradient in the area that would also mitigate any local impacts. Given these conditions, we share the consultant’s opinion and have no concerns with respect to local wells.</i></p>	<p> Acknowledged.</p>
<p><b>7.11 Impact Assessment</b></p> <p><i>Section 7.0 of the report provides a summary of potential water-related impacts associated with the proposed development. In general, we agree with the consultant’s findings. However, as discussed above, we feel that further attention to the potential for groundwater mounding associated with the planned infiltration facilities is needed, unless that has already been addressed by others.</i></p>	<p> Please refer to the Groundwater Mounding Letter issued by Toronto Inspection Ltd. on February 12, 2024.</p>

CIRCULATION COMMENTS CONTINUED ...
RESPONSE(S) CONTINUED ...

<p><b>7.12 Summary and Recommendations</b></p> <p>Section 8.0 of the report provides the consultant’s recommendations, which include:</p> <ul style="list-style-type: none"> <li>• Requirements for long-term groundwater control be reassessed following the completion of long-term groundwater level monitoring at the Site and that where long-term groundwater control is required, that an option for discharge be evaluated.</li> <li>• A spring water level monitoring program is currently underway at the Site. The information collected from this program should be considered in the final design and implementation of infiltration LIDs on-Site.</li> <li>• Per the requirements of the LSRCAs, it recommended that infiltration rates at the locations and depths of proposed infiltration from LIDs be determined by in-situ infiltration testing to confirm infiltration capacity. The information and observations collected from in-situ infiltration should be considered in the final design and implementation of infiltration LIDs on-site.</li> <li>• It is recommended to implement a Site-specific Spill Prevention and Response Plan and a Site-specific Erosion and Sediment Control Plan as construction best management practices to manage debris and potential sources of contamination that may impact groundwater during construction.”</li> </ul> <p>We agree with the consultant’s recommendations and would insist that those be implemented. However, we would also recommend that the next stage of the hydrogeological investigation include the additional items presented in the following section.</p>	<p>■ Acknowledged.</p>
<p><b>7.13 3.0 Summary and Closure</b></p> <p>As outlined above, we have found the hydrogeological study and report to be well thought out, well executed and well presented. We have no concerns with regard to the work completed. However, it is our opinion that the following items should be addressed in a follow-up report.</p>	<p>-</p>
<p>1) We understand that further groundwater level monitoring was planned. The result of the monitoring should be provided (when available). If those data reveal significantly different conditions than expected, the consultant should advise all concerned accordingly and revise any affected recommendations.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>
<p>2) We were not completely certain as to the hydraulic conductivity (K) values utilized in the dewatering calculations. As such, we are requesting clarification of whether of the K values presented in Appendix E are correct.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>
<p>3) A more detailed assessment of the expected flow rates from building sump pump systems should be provided, unless the development can be designed to eliminate the need for sump systems that will operate on a sustained basis.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>
<p>4) An assessment of how the sump flows will be managed (i.e., where flows will be disposed of, water quality considerations, impacts, etc.) should be provided, especially with respect to any potential for impact on neighbouring properties or the municipal storm sewer system.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>
<p>5) An assessment of the groundwater mounding potential associated with the planned infiltration facilities should be provided (assuming this has not already been completed by others). We are especially concerned with regard to the presence of an existing infiltration facility on the adjacent property immediately to the east and whether the cumulative effects of these systems have been evaluated.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>
<p>6) An assessment of potential impacts associated with changes in groundwater levels on immediately neighbouring properties, with recommendations for mitigation (assuming this has not already been completed by others). The impact assessment could include a review of any water-related problems already experienced at those neighbouring properties, including any issues associated with run-off that could be exacerbated by groundwater.</p>	<p>■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.</p>

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

**08**

**AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX**

The following is a comprehensive summary of comments received from The Township of Uxbridge and related Agencies (Fire Services) in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission **No. 2**. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

TOWNSHIP OF UXBRIDGE			
FIRE SERVICES (TOWNSHIP OF UXBRIDGE)	COMMENTS BY / FROM:	Ken Maynard	2022.08.04
<i>8.01 The Township of Uxbridge Fire Department has completed it's review of the submitted revised site plan re-submission for the above note property and offers the following comments:</i>		-	
<i>8.02 Confirm that the rear laneway is designated as a fire department access route.</i>	<ul style="list-style-type: none"> <li>Rear Laneway is not a designated Fire Route. All units have frontage on Toronto Street South, providing appropriate access for fire services.</li> </ul>		
<i>8.03 Confirm location and distance to the nearest fire hydrant</i>	<ul style="list-style-type: none"> <li>Existing Fire Hydrant located at the east side of Toronto Street South; Compliance with Unobstructed Travel Path per O.B.C. 3.2.5.5. shown</li> </ul>		

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

09

AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX

The following is a comprehensive summary of comments received from The Lake Simcoe Regional Conservation Authority and its related Agencies in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission No. 2. The comments have been organized by commenting entity. Each comment is indicated in *italics*. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

Lake Simcoe Region Conservation Authority			
Lake Simcoe Region Conservation Authority (Letter Head) (LSRCA File No.SD-220826)	COMMENTS BY / FROM:	David Ruggle	2022.07.18
<p><b>9.01 Recommendations</b>  <i>We recommend these applications for Zoning By-Law Amendment, site plan approval and draft plan of subdivision be deferred until such time as a further submission is received addressing the attached LSRCA engineering and hydrogeology comments.</i></p>	-		
<p><b>9.02 Site Characteristics</b>  <i>Existing mapping indicates the following:</i></p> <ul style="list-style-type: none"> <li>▶ <i>The subject property is located within the Recharge Management Area (WHPA Q2)</i></li> <li>▶ <i>The property is partially within an area that is regulated by the LSRCA under Ontario Regulation 179/06 of the Conservation Authorities Act for the following natural heritage features and natural hazards: -Lands adjacent to a Ministry of Natural Resources and Forestry (MNRF) Provincially Significant Wetland (Uxbridge Brook Headwater Wetland Complex).</i></li> </ul>	<p>█ Acknowledged</p>		
<p><b>9.03 Delegated Responsibility and Statutory Comments</b>  <i>(1.) LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement.</i></p> <p><i>Sections 3.1 of the PPS relating to Natural Hazards prohibits development and site alteration within the floodway and other hazard lands. The proposed development is shown to be outside of the floodplain and does not contain any other natural hazard lands.</i></p> <p><i>The application is consistent with the Section 3.1 of the PPS.</i></p>	<p>█ Acknowledged</p>		
<p><b>9.04 Delegated Responsibility and Statutory Comments</b>  <i>(2.) The subject site is partially regulated within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act for the following natural hazards or features:</i></p> <ul style="list-style-type: none"> <li>▶ <i>Lands adjacent to a Ministry of Natural Resources and Forestry (MNRF) Provincially Significant Wetland (Uxbridge Brook Headwater Wetland Complex).</i></li> </ul>	<p>█ Noted</p>		
<p><b>9.05 Advisory Comments</b>  <i>(3.) LSRCA has reviewed the application through our responsibilities as a service provider to the Region of Durham and the Township of Uxbridge in that we provide plan review services related to watershed planning, natural heritage, stormwater management and hydrogeology through a MOU as well as through our role as a public body, pursuant to the Planning Act. The proposed development meets the definition of "Major Development" as provided by the Lake Simcoe Protection Plan as well as the Phosphorus Offsetting Policy, accordingly, Designated Policies 4.8 and 6.40 of the Lake Simcoe Protection Plan will apply to this proposal. The proposal is also required to satisfy the Lake Simcoe Phosphorus Offsetting Policy.</i></p>	<p>█ Noted</p>		

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LARKIN+ LAND USE PLANNERS INC.

Professional Land Use Planning Consultants

13311 Yonge Street, Suite 204 City of Richmond Hill, Ontario L4E 3L6 P.29

**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

<p><b>9.06 Advisory Comments</b>  <i>Natural Heritage features are located on or in close proximity to the site. Proposed development needs to meet the “no negative impact” test and demonstrate that there will be no negative impacts to the natural features and their ecological functions per Section 2.1 of the Provincial Policy Statement.</i></p>	<p><span style="color: blue;">■</span> The proposed development is not adjacent to a natural heritage feature as contemplated in Section 2.1 of the PPS. Thus, there is no requirement to demonstrate there will be “no negative impacts”. Furthermore, there is an existing residential development between the proposed development and the natural heritage feature.</p>							
<p><b>9.07 Advisory Comments</b>  <i>(4) LSRCA has reviewed the application in terms of the South Georgian Bay Lake Simcoe Source Protection Plan, prepared under the Clean Water Act, 2006. The Source Protection Plan came into effect on July 1, 2015 and contains policies to protect sources of municipal drinking water from existing and future land use activities.</i>  <ul style="list-style-type: none"> <li>• The subject lands are within the Wellhead Protection Area (WHPA-Q) and as such are subject to the policy LUP-12 and LUP 13 of the South Georgian Bay Lake Simcoe Source Protection Plan</li> <li>• <a href="https://ourwatershed.ca/resources/reports-and-plans/source-protection-plan/">https://ourwatershed.ca/resources/reports-and-plans/source-protection-plan/</a></li> </ul> </p>	<p><span style="color: green;">■</span> Noted</p>							
<p><b>9.08 Summary</b>  <i>Given the above comments, it is the opinion of the LSRCA that:</i>  <i>(1.) Consistency with Section 3.1 of the PPS has been demonstrated;</i>  <i>(2.) Ontario Regulation 179/06 does apply to the subject site. A permit from the Conservation Authority will be required prior to any development taking place;</i>  <i>(3.) The subject site is located within an area that is subject to the policies contained in the Sdm wills accosiate ource Protection Plan.</i>  <i>(4.) We recommend these applications for Zoning By-Law Amendment, site plan approval and draft plan of subdivision be deferred until such time as the attached comments related to hydrogeology and engineering are addressed.</i></p>	<p><span style="color: green;">■</span> Noted</p>							
<p><b>9.09 Technical Comments</b>  <i>Technical comments prepared by Alison Edwards can be found within the attached comment matrix. Please include a completed copy of the comment matrix as part of the next technical submission.</i>   <i>Technical comments related to Natural Heritage prepared by Jessica Chan can be found within the attached comment matrix. Please include a completed copy of the comment matrix as part of the next technical submission. We note the only outstanding item related to this review is an Ecological Offsetting Strategy which will be a recommended condition of approval.</i>   <i>Technical comments prepared by Shelly Cuddy, P.Geo can be found within the attached comment matrix. Please include a completed copy of the comment matrix as part of the next technical submission.</i></p>	<p><span style="color: green;">■</span> See below/next page for the technical comments provided by the LSRCA</p>							
<p><b>LSCRA Technical Engineering Review Comments</b>  From: 2022-08-26 LSRCA 3376-Technical Review Comments-4177.docx</p>		<p><b>COMMENTS BY / FROM:</b> Alison Edwards 2022.08.17</p>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 20%;">Report/Drawi ng</th> <th style="width: 15%;">Section</th> <th style="width: 10%;">Pg#</th> <th style="width: 50%;">LSRCA COMMENT</th> </tr> </thead> </table>	#	Report/Drawi ng	Section	Pg#	LSRCA COMMENT			
#	Report/Drawi ng	Section	Pg#	LSRCA COMMENT				
<p>*These comments are in support of Site Plan approval.  <b>Documents Reviewed (17-AUGUST-2022):</b>  <ul style="list-style-type: none"> <li>• SWM Report (included engineering drawings): Counterpoint, “Stormwater Management and Functional Servicing Report in support of Site Plan application”, dated May 16th, 2021</li> </ul> <b>Background Info:</b>  <ul style="list-style-type: none"> <li>• Not regulated for floodplain OR meander belt (Uxbridge Brook)</li> <li>• 0.3Ha</li> <li>• LSPOP is applicable and LSPP 4.8</li> </ul> </p>								

**LEGEND:** ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE

CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

<ul style="list-style-type: none"> <li>• 1 stormtech chamber proposed AND 1 infiltration trench</li> <li>• All rooftops will be directed to the infiltration trench up to and including the 100-year storm event</li> </ul>					
9.10 (E1.)	SWM Report	Appendix B	Page 18 of 56	<p><b>Water Quantity Control:</b></p> <p><i>In appendix B (page 18 of 56) the calculations provided determine the allowable / pre-development flow rate associated with only the 5-year storm event.</i></p> <p><i>As per section 3.2.1 of LSRCA's SWM guidelines (2022) "if a site is not accounted for within a downstream SWM facility than quantity control will be required as per this section. Additionally, this may require over-control such as controlling the flows to a minimum of: the 2-year pre-development flow rate..." Meaning post-to pre-development peak flow is required for the 2-year storm event regardless of the ex. storm sewer being sized to accommodate the 5-year flows from the subject site.</i></p> <p><i>Please provide supporting calculations demonstrating the proposed SWM facilities are designed to achieve the 2-year pre-development flows in addition to the 5-year storm event (in which calculations have already been provided).</i></p> <p><i>In your response, please indicate where to locate the requested information and what has altered from the original design.</i></p>	<p>■ The current design proposes overcontrolling the site from 100-year post to meet the 5-year pre-development peak flow. Durham region has commented that this approach seems acceptable.</p>
9.11 (E2.)	SWM Report			<p><b>Water Quantity Control Criteria:</b></p> <p><i>Please provide a stage-storage-discharge table for the proposed underground Stormtech chamber.</i></p> <p><i>Please indicate if a control structure is needed at the downstream end of the chamber to control the flows to the 2 and 5-year allowable storm flows.</i></p> <p><i>Update the servicing plan, if required.</i></p>	<p>■ Stage storage provided.</p>
9.12 (E3.)	SWM Report	Section 5.0	Page 5	<p><b>Water Quantity Control using Infiltration Measures (for the Rooftops):</b></p> <p><i>Please note that if a credit for infiltration is desired (for the rooftops) to address the water quantity criteria, it will be necessary to follow the requirements as laid out in Appendix B of the April 2022 LSRCA SWM Technical Guidelines.</i></p> <p><i>If the intent is not to obtain an infiltration credit to address the water quantity control criteria, please state such and indicate how and where it will be accounted for.</i></p> <p><i>Please keep in mind LSRCA SWM guideline April 2022, section 3.2.1 states "Infiltration</i></p>	<p>■ Infiltration and supporting documents updated to meet LSRCA criteria.</p>

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**CIRCULATION COMMENTS CONTINUED ...**
**RESPONSE(S) CONTINUED ...**

				<p><i>measures may be considered for peak flow control credits, subject to the conditions as described in Appendix B." guidelines.</i></p> <p><i>Please provide all supporting information, documentation, findings, etc. to support the constraints / criteria outlined in Appendix B.</i></p>	
9.13 (E4.)	SWM Report	Appendix B	Page 24 of 56	<p><b>Infiltration Trench Sizing (for the Rooftops):</b></p> <p><i>To achieve the water quantity control criteria using the proposed infiltration trench, the trench needs to be designed as per appendix B (100% of the design infiltration amount to a maximum of 25mm).</i></p> <p><i>Additionally, please omit the "required storage calculations" provided in appendix B (page 24 of 56) of the SWM report as they are not relevant.</i></p>	<p>■ Drawings and report updated.</p>
9.14 (E5.)	SWM Report	Appendix B		<p><b>a, b, c values:</b></p> <p><i>Please provide an excerpt from the township of Uxbridge engineering standards showing the applicable a, b, c values used in Appendix B.</i></p> <p><i>Please keep in mind, the SWM report needs to be a stand-alone document.</i></p>	<p>■ Provided in the appendixes of the report.</p>
9.15 (E6.)	SWM Report			<p><b>Composite Runoff Coefficients:</b></p> <p><i>Please demonstrate that the composite runoff coefficients have been increased for the 25-, 50- and 100-year storm events as per the MTO Design Chart 1.07. Please revise all SWM calculations, as necessary.</i></p>	<p>■ Summary table of runoff coefficients is now provided with revisions per MTO design chart.</p>
9.16 (E7.)	SWM Report			<p><b>Water Quality:</b></p> <p><i>Please provide supporting calculations demonstrating how section 3.3.1 of LSRCA SWM guidelines (April 2022) will be achieved.</i></p>	<p>■ Additional detail and calculations provided in report quality control section and appendixes.</p>
9.17 (E8.)	SWM Report	Appendix B		<p><b>Phosphorus Reduction (Land Use):</b></p> <p><i>The land use description used for the subject site's phosphorus removal calculations are low intensity development AND sod farm (on page 44 of 56).</i></p> <p><i>Please provide supporting documentation from the Hutchinson report titled "Phosphorus Budget Tool in support of Sustainable Development for the lake Simcoe Watershed", dated March 30, 2012 demonstrating / justifying the correct land uses represents the proposed development.</i></p> <p><i>Please update the phosphorus calculations, if required.</i></p>	<p>■ Phosphorus calculation updated with correct and justified land uses.</p>

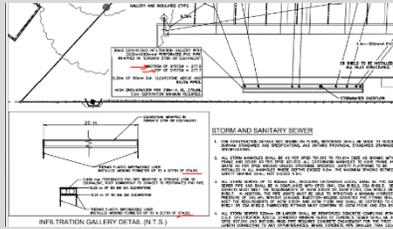
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CIRCULATION COMMENTS CONTINUED ...
RESPONSE(S) CONTINUED ...

9.18 (E9.)	SWM Report	Appendix B	Page 44 of 56	<p><b>Phosphorus Reduction (BMPs):</b></p> <p><i>The BMP selected for the subject site's phosphorus removal calculations was performed pipe infiltration / exfiltration system. This type of system is a 3<sup>rd</sup> pipe and does not represent the BMPs proposed (i.e. infiltration trench and underground infiltration chamber / Stormtech chamber).</i></p> <p><i>Please consult appendix E of LSRCA SWM guidelines (April 2022) which specifies supported phosphorus percentage removal for various mitigation measures.</i></p> <p><i>Please also note, LSRCA will reward 0.021kg/CB shield per year of phosphorus removal.</i></p> <p><i>Please check the if the Stormtech chamber verification statement mentions the associated phosphorus removal percentage, which could be used in the calculations.</i></p>	<p>■ Calculations updated.</p>
9.19 (E10.)	SWM Report	Appendix B	Page 45 of 56	<p><b>LSPOP Compensation:</b></p> <p><i>Once the two comments above (E8. And E9.), pertaining to land use and phosphorus reduction, are addressed the recharge compensation form will need to be revised accordingly.</i></p>	<p>■ Noted and updated.</p>
9.20 (E11.)	SWM Report		Page 5 and 7	<p><b>Volume Control:</b></p> <p><i>Please revise the text of the report as volume control requirement for the site is not as stated on page 7 of the SWM report. The requirement is not the 5mm retention <u>with best efforts</u> for 25mm.</i></p> <p><i>As per section 3.2.4 of LSRCA SWM guidelines, "new, nonlinear developments, on sites without restrictions, shall capture and retain/treat on site, the post-construction direct runoff volume from 25mm of rainfall from all impervious surfaces".</i></p> <p><i>Please revise the text of the report on page 7 (section 5.0) and on page 5 (section 4.0).</i></p>	<p>■ Report volume control section has been revised.</p>
9.21 (E12.)	SWM Report			<p><b>Volume Control:</b></p> <p><i>Please provide supporting calculations justifying that 0.18ha of the site is impervious.</i></p> <p><i>Additional, provide calculations showing the available storage in the infiltration trench and Stormtech chamber used to achieve the volume control target.</i></p> <p><i>Ideally, there should be an entire section dedicated only to the volume control discussion within the SWM report.</i></p>	<p>■ Report updated and additional information added to drawings for clarification.</p>

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CIRCULATION COMMENTS CONTINUED ...
RESPONSE(S) CONTINUED ...

9.22 (E13.)	SWM Report			<p><b>Volume Control:</b></p> <p><i>As per LSRCA Technical Guidelines for Stormwater Management Submission, April 2022 section 3.2.4 for new, nonlinear developments, on sites without restrictions, shall capture and retain/treat on site, the post-construction direct runoff volume from 25mm of rainfall from all impervious surfaces.</i></p> <p><i>If this criterion can not be achieved, due to site constraints or restrictions, then the various alternatives listed under section 3.2.6 must be evaluated.</i></p> <p><i>If the full compliance is not possible due to any of the factors listed at the end of Section 3.2.6, the proponent must document the reason.</i></p> <p><i>Submit all supporting information for the selected alternative(s).</i></p>	<p>■ Noted. Report updated per LSRCA criteria.</p>
9.23 (E14.)	SWM Report			<p><b>Stormtech underground chamber:</b></p> <p><i>Please confirm the Stormtech underground chamber will be an infiltration facility.</i></p> <p><i>Please provide a supporting drawing, with dimensions and elevations and/ or cross-section, showing where the 12m<sup>3</sup> of storage will be provided to address volume control within the Stormtech chamber.</i></p>	<p>■ The 25mm event from the rooftops will be infiltrated into SC-310 chambers. The MC-3500 chambers will not provide infiltration.</p>
9.24 (E15.)	Drawing C-2	Servicing Plan		<p><b>Drawing C-2 (Servicing Plan):</b></p> <p><i>Please ensure the proposed infiltration gallery follows the general specifications / design outlined on the Sustainable Technologies Elevation Program website, the MOE 2003 manual or the Low Impact Development Stormwater Management Planning and Design Guide, 2010. There should be storage below the perforated PVC pipes, as volume control is only accounted for in the storage volume below the pipes. Please adjust the infiltration gallery design detail accordingly.</i></p> <p><i>Note, based on the current design, the storage depth below the pipes is 0.2m.</i></p> <p><i>Additionally, the elevations specified on the drawing don't match those shown in the design detail. Please correct.</i></p> 	<p>■ Noted.</p>

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**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

9.25 (E16.)	Drawing C-2	Erosion and Sediment Control Plan	<b>LSRCA Standard Notes:</b> <i>Please include the LSRCA standard notes detail (LSRCA-ESC-1) on the applicable ESC drawing.</i>	■ Added to drawing.
9.26 (E17.)			<b>Operations and Maintenance Manual:</b> <i>Please include an operations and maintenance manual for all the SWM facilities.</i>	■ Stormtech inspection and maintenance criteria provided in appendices.
9.27 (E18.)			<b>Permit Requirements:</b> <i>Please note that permit from LSRCA will be required under Ontario Regulation 176/06. For further information please refer to our guidelines posted at:</i>  <i>Any work to be completed on the adjacent properties (e.g. Enbridge Easement) in support of the proposed development will require landowner authorization (e.g. construction access) and or a separate permit.</i>	■ Noted.
9.28 (E19.)			<b>General Info:</b> <i>Please ensure that a complete response to each comment is provided with the next submission outlining how each comment has been addressed and where in the text of the report / drawings the comment has been addressed.</i>	■ Noted.
9.29 (E20.)			<b>General Info:</b> <i>Please note that additional information has been requested as noted above for LSRCA to further review the application. Once this information has been provided, additional comments may be forthcoming.</i>	■ Noted.

**Matrix Instructions from LSRCA and Notes/References:**

1. A completed response matrix which includes a detailed response outlining how each of the comments above have been addressed with reference to applicable reports/drawings (i.e. specific sections/pages/details or tab identifiers).
2. The response matrix is to also include a summary of any additional changes to the design (i.e. in addition to those not identified in the detailed response to comments, and includes changes to reports, drawings, details, facility design, etc.).
3. All drawings to be submitted electronically.
4. Reports and engineering drawings/details are to be signed and sealed by a Professional Engineer.
5. Submit digital copies of all applicable models.
6. All submissions/reports are to include applicable technical components which achieve the minimum requirements outlined in the LSRCA Technical Guidelines for Stormwater Management Submissions, April 2022.
1. Please contact the LSRCA to scope any required Environmental Impact Study or Natural Heritage Evaluation
2. The stormwater management submission is required to be prepared in accordance with "LSRCA Technical Guidelines for SWM Submissions" <https://www.lsrca.on.ca/Shared%20Documents/Technical-Guidelines-for-Stormwater-Management-Submissions.pdf>
3. Submissions are to be in accordance with the LSRCA Watershed Development Guidelines <https://www.lsrca.on.ca/Shared%20Documents/permits/watershed-development-guidelines.pdf?pdf=Watershed-Development-Guidelines>
4. The hydrogeological analysis is required to be prepared in accordance with "Hydrogeological Assessment Submissions: Conservation Authority Guidelines for Development Applications" [https://www.lsrca.on.ca/Shared%20Documents/permits/hydrogeological%20\\_guidelines.pdf?pdf=Hydrogeological-Guidelines](https://www.lsrca.on.ca/Shared%20Documents/permits/hydrogeological%20_guidelines.pdf?pdf=Hydrogeological-Guidelines)
5. Where the LSPOP applies, submissions are to be in accordance with the LSPOP found here: [https://www.lsrca.on.ca/Shared%20Documents/Phosphorus\\_Offsetting\\_Policy.pdf](https://www.lsrca.on.ca/Shared%20Documents/Phosphorus_Offsetting_Policy.pdf)
6. Low Impact Development Treatment Train Tool can be found here: <https://www.lsrca.on.ca/Pages/LIDTTTool.aspx>
7. LSRCA Review Fees can be found here: <https://www.lsrca.on.ca/permits/permit-fees>

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CIRCULATION COMMENTS CONTINUED ...

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LSCRA Technical Engineering Review Comments				COMMENTS BY / FROM:	Shelly Cuddy	2022.08.17
From: 2022-08-26 LSRCA 3376-Technical Review Comments-4177.docx						
Documents Reviewed:						
Preliminary Hydrogeological Investigation, Toronto Inspection Ltd., April 19, 2022						
Stormwater Management and Functional Servicing Report, Counterpoint Engineering, May 16, 2021						
Geotechnical Investigation, Toronto Inspection Ltd., May 11, 2021						
#	Report/Dwg	Section	Pg#	LSCRA COMMENT		
9.30 (H1)	HydroGeo Report			<i>Please update the Hydrogeological Investigation Report once the full monitoring program has been completed.</i>	■	Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.
9.31 (H2)	HydroGeo Report	Tables 4-2 And 4-3		<i>Table 4-2 and 4-3 show groundwater monitoring results in metres below ground surface and metres above sea level but the monitoring dates are different between the 2 tables? Please confirm monitoring dates and correct as appropriate.</i>	■	Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.
9.32 (H3)	SWM Report			<i>We agree with the recommendation in the hydrogeological investigation that where possible long-term foundation drainage should be collected in the on-site infiltration facilities. Please provide more information on the discharge of foundation drainage.</i>	■	Infiltration of long term dewatering may be possible. As per the Hydro G report – 1,800 L/day = 0.02 l/s. This flow could be infiltrated by the SC-310 chambers along with the roof infiltration.  ■ Please refer to the updated Hydrogeological Report R01 dated February 6, 2024.
9.33 (H4)	SWM Report			<i>Please provide all supporting data and information used to calculate the pre- and post-development water balance assessment:</i>  <ul style="list-style-type: none"> <li>• Precipitation data from a local climate station with an appropriate record period</li> <li>• Evapotranspiration calculations</li> </ul> <i>Detailed breakdown of infiltration calculations for both pre- and post-development conditions. Currently infiltration only accounts for 30% of surplus which is not typical for sandy soils. Please support using data obtained from the site.</i>	■	Additional information provided.
9.34 (H5)	All			<i>The site is located in area of high aquifer vulnerability and in close proximity to a municipal drinking water well. Therefore, it is recommended that salt best management practices be utilized on the site.</i>	■	Acknowledged.
9.35 (H6)	Geotech Report/ SWM Report/ HydroGeo Report			<i>It appears preliminary infiltration testing has been completed on the site and documented within the Geotechnical Investigation. The preliminary testing locations do not correspond to the locations and elevations of the proposed infiltration facilities and therefore additional testing is recommended. In addition, the results of from preliminary</i>	■	Please refer to the Infiltration Letter issued by Toronto Inspection Ltd. on August 25, 2023.

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**CIRCULATION COMMENTS CONTINUED ...** **RESPONSE(S) CONTINUED ...**

				<p>testing appear to be overly high (&gt; 300 mm/hr.) even for sandy soils and should be confirmed to support the design of the proposed infiltration facilities.</p> <p>Please provide in-situ infiltration testing at the location and bottom elevation for both of the proposed infiltration facilities. Please refer to the Stormwater Management Criteria (CVC, 2012) for recommended testing methods.</p>	
9.36 (H7)	SWM Report			<p>Please provide all calculations demonstrating the storage volume will infiltrate with 24-48 hours based on in-situ infiltration testing rates.</p>	<p>■ Calculations provided in appendices.</p>
9.37 (H8)	Drawing C-2			<p>The infiltration gallery detail shown on drawing C-2 has limited information. Please provide detailed cross sections of all infiltration facilities (including the Stormtech Chamber) that includes, elevations, materials, groundwater levels and dimensions. Please note that only storage below the perforated pipe (stone reservoir of 0.2 m) can be used to calculate infiltration achieved by the facility.</p>	<p>■ Additional detail for each chamber noted on the drawing as well as providing the stage storage charts.</p>
<p><b>LSCRA Technical Engineering Review Comments</b>                  From: 2022-08-26 LSRCA 3376-Technical Review Comments-4177.docx</p>					<p><b>COMMENTS BY / FROM:</b> Jessica Chan 2022.08.19</p>
#	Report/Dwg	Section	Pg#	LSRCA COMMENT	
<p><b>Documents Reviewed:</b>                  Scoped Natural Heritage Evaluation (Terrastory Environmental Consulting Inc., April 5, 2022)</p>					
9.38 (NH1)	NHE	5.1	13	<p>The proposed development involves the removal of a woodland community (WODM5-3) which needs to be ecologically offset as per the LSRCA's Ecological Offsetting Policy. This Policy can be accessed via the link:  <a href="https://lsrca.on.ca/Pages/Ecological-Offsetting.aspx">https://lsrca.on.ca/Pages/Ecological-Offsetting.aspx</a></p> <p>As per the Policy, prepare an Ecological Offsetting Strategy providing the total area of the woodland feature including buffers that are proposed for removal and the total area of any locations proposed for woodland replacement off-site.</p>	<p>■ Acknowledged.</p>

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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CIRCULATION COMMENTS CONTINUED ...

RESPONSE(S) CONTINUED ...

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**AGENCY / DEPARTMENT COMMENT | RESPONSE MATRIX**

The following is a comprehensive summary of REDLINE comments received from The Region of Durham in regard to the **Zoning By-law Amendment Application (ZBA 2022-05)** and **Draft Plan of Subdivision Application (S-U-2022-02)** at 181 Toronto St. S. Application Submission **No. 2**. The comments have been organized by commenting entity. Each comment is indicated in italics. Responses are provided adjacent to the comments and are intended to assist in the efficient review of the application.

REDLINE COMMENTS			
SERVICING PLAN REDLINE COMMENTS See: 2022-12-08 pln (FR) Durham 22u12_Servicing Plan REDLINE.pdf	COMMENTS BY / FROM:	Region of Durham	2022.12.09
<i>10.01 DRAFT IN THE WEST SIDE CURB AND GUTTER OF TORONTO STREET SOUTH</i>	■	Noted.	
<i>10.02 DRAFT IN THE WEST SIDE PROPERTY LINE</i>	■	Noted.	
<i>10.03 LABEL AND VERIFY THE STORM SEWER LENGTH, SIZE, MATERIAL AND GRADE</i>	■	Noted.	
<i>10.04 CONFIRM AND VERIFY INVERT ELEVATIONS</i>	■	Noted.	
<i>10.05 SHOW, LABEL AND VERIFY THE EXISTING STORM LEAD LENGTH, SIZE, MATERIAL AND GRADE</i>	■	Noted.	
<i>10.06 LABEL AND VERIFY THE SANITARY SEWER LENGTH, SIZE, MATERIAL TYPE AND GRADE</i>	■	Noted.	
<i>10.07 SHOW AND VERIFY THE EXISTING DITCH INLET AND LABEL WITH ID SIO-AF13-009</i>	■	Noted.	
<i>10.08 REMOVE PROPOSED SANITARY SEWERS AN MAINTENANCE HOLES PROVIDE CONNECTIONS DIRECTLY INTO THE EXISTING SANITARY SEWER</i>	■	Noted.	
<i>10.09 LABEL MATERIAL TYPE, LENGTH AND SIZE OF PROPOSED WATER SERVICE FROM WATERMAIN TO GATE VALVE</i>	■	Noted.	
<i>10.10 LABEL AND VERIFY THE MATERIAL AND SIZE OF WATERMAIN</i>	■	Noted.	
<i>10.11 SHOW AND QUANTIFY LIMITS OF TRENCH RESTORATION AS PER S-200.020.</i>	■	Noted.	
<i>10.12 CONNECT SERVICES TO WATERMAIN WITH AN ANCHOR TEE AND VALVE AS PER S-230.011 AND SHOW SYMBOL</i>	■	Noted.	
<i>10.13 PROVIDE CROSSING DATA</i>	■	Noted.	
<i>10.14 PROVIDE A SEPERATE FIRE SERVICE LINE FROM THE WATERMAIN</i>	■	Noted.	
<i>10.15 SHOW AND VERIFY THE STORM SEWER LENGTH, SIZE, MATERIAL AND GRADE</i>	■	Noted.	
<i>10.16 PROVIDE CROSSING DATA</i>	■	Noted.	
<i>10.17 ADD AND SHOW GATE VALVE AT PROPERTY LINE AS WELL AS TEMP. PLUGS UPDATE MAINTENACE C/W 50mm BLOW-OFF AS PER S-210.060</i>	■	Noted.	
<i>10.18 UPDATE MAINTENACE HOLE ID TO AF13-0031</i>	■	Noted.	
<i>10.19 LABEL MATERIAL TYPE, LENGTH AND SIZE OF PROPOSED WATER SERVICE FROM GATE VALVE TO WATER METER ROOM</i>	■	Noted.	
<i>10.20 LABEL AND VERIFY THE SLOPE OF THE SANITARY SERVICE</i>	■	Noted.	
<i>10.21 LABEL MATERIAL TYPE, LENGTH AND SIZE OF PROPOSED FIRELINE FROM THE WATERMAIN TO GATE VALVE</i>	■	Noted.	
<i>10.22 LABEL MATERIAL TYPE, LENGTH AND SIZE OF PROPOSED FIRELINE FROM THE WATERMAIN TO GATE VALVE</i>	■	Noted.	
<i>10.23 REMOVE CATCHBASIN AND REPLACE WITH CATCHBASIN MAINTENANCE HOLE.</i>	■	Noted.	
<i>10.24 LABEL NEW PROPERTY LINE</i>	■	Noted.	

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CIRCULATION COMMENTS CONTINUED ...	RESPONSE(S) CONTINUED ...
<b>10.25</b> LABEL ROAD WIDENING AND PROVIDE WIDTH DIMENSION	■ Noted.
<b>10.26</b> SHOW AND VERIFY THE EXISTING DITCH INLET, LABEL WITH ID SIO-AF13-00011 AND INDICATE IF THE DITCH INLET WILL BE REMOVED AND REPLACED	■ Noted.
<b>10.27</b> LABEL MATERIAL TYPE, LENGTH AND SIZE OF PROPOSED FIRELINE FROM THE GATE VALVE TO METER ROOM	■ Noted.
<b>10.28</b> <u>Typo:</u> WATER METER ROOM AS PER S-240.041	■ Noted.
<b>10.29</b> EXTEND ALL SANITARY SERVICES TO CONNECT TO THE EXISTING SANITARY SEWER AND LABEL WITH MATERIAL TYPE, LENGTH, SIZE AND GRADE. REFER TO REGION STANDARDS.	■ Noted.
<b>10.30</b> PROVIDE A SEPERATE DOMESTIC SERVICE LINE FROM THE WATER METER ROOM AND PROVIDE THRUST BOCK AT THE DEAD END AS PER S-200.060	■ Noted.
<b>10.31</b> SEPERATE THE FIRE LINE SERVICE FROM THE DOMESTIC WATER SERVICE AND EXTEND WATER SERVICE CONNECTIONS INTO DOMESTIC WATER SERVICE LINE	■ Noted.
<b>10.32</b> update ID TO "CBMH SCB AF13-0052" from "EX.CBMH31(1200o)"	■ Noted.
<b>10.33</b> update ID TO" CB SCB-AF13-001"1 from "EX.CB30"	■ Noted.
<b>10.34</b> update "WATER SERVICE CONNECTION AS PER REGION OF DURHAM STANDARDS s-230.020 (TYP)." To "DOMESTIC WATER SERVICE CONNECTION AS PER REGION OF DURHAM STANDARDS S-230.020 (TYP)."	■ Noted.
<b>10.35</b> update ID TO "CBMH-SCB-AF13-0053" from "EX.MH33(1200o)"	■ Noted.

**LEGEND:** ■ PLANNING ■ ARCHITECTURE ■ ENGINEERING ■ HYDROGEO ■ ENVIRONMENTAL ■ TRAFFIC ENG ■ NOISE